

HANGAR RATE CARD

Fourth Draft - Subject to Budget/Board Approval Prior to October 1, 2020

JAT07172020

Tri-County Airport Authority Rates From October 1, 2020

Type	Approx. Square Ft.	Units	Base Rate	Annualized	Tax @ 6.5%	Total Annual	Monthly	Square Foot	Daily Prorata
C 1	4,800	1	\$ 1,240.00	(1) \$ 14,880.00	\$ 80.60	\$ 15,847.20	\$ 1,320.60	\$ 3.30	\$ 43.42
C 2	1,360	1	\$ 415.00	\$ 4,980.00	\$ 26.98	\$ 5,303.70	\$ 441.98	\$ 3.90	\$ 14.53
C 3 (Negotiated Rate)	4,640	1	\$ 825.00	(2) \$ 9,900.00	\$ 53.63	\$ 10,543.50	\$ 878.63	\$ 2.27	\$ 28.89
Box (A)	1,403	3	\$ 270.00	\$ 9,720.00	\$ 17.55	\$ 10,351.80	\$ 862.65	\$ 2.31	\$ 28.36
Box (B, D, E)	1,281	15	\$ 260.00	\$ 46,800.00	\$ 16.90	\$ 49,842.00	\$ 4,153.50	\$ 2.44	\$ 136.55
Double Box (F)	1,900	4	\$ 310.00	(3) \$ 14,880.00	\$ 20.15	\$ 15,847.20	\$ 1,320.60	\$ 1.96	\$ 43.42
Box (New G)	1,407	4	\$ 285.00	\$ 13,680.00	\$ 18.53	\$ 14,569.20	\$ 1,214.10	\$ 2.43	\$ 39.92
Hangars	985	7	\$ 210.00	\$ 17,640.00	\$ 13.65	\$ 18,786.60	\$ 1,565.55	\$ 2.56	\$ 51.47
Shade Hangars	1,209	8	\$ 105.00	\$ 10,080.00	\$ 6.83	\$ 10,735.20	\$ 894.60	\$ 1.04	\$ 29.41
Tie Down	1,209	10	\$ 55.00	(4) Per Day	\$ 3.58				\$ 1.93
Total Aircraft Parking Areas									
54									

Total Aircraft Parking Areas

(1) C 1 Hangar area = 3,300, office +/- 1,500 + finished upstairs

(2) Hangar area = 3,422 + office 1,218 = 4,640 SF.

(3) To \$365 Oct 1, 2021, or "new" tenants effective on lease signing.

(4) \$55/Month or \$10 Overnight but waived with fuel purchase. Multiple overnights = 1st night fee waived with fuel purchase.

\$ 1900

\$ 365.00 \$ 17,520.00 \$ 23.73 \$ 18,658.80 \$ 388.73 \$ 2.31

New leases have a term through 9/30/XX as all hangar leases renew each October 1st.

For partial month, count day following lease effective date.

Annual payments by October 15th qualify for the "annual discount" of 1-month's rent, or 8.33%, but if the lease is terminated early, tenant receives no pro-rata refund.

Rates are set each fiscal year and can change without notice for new tenants taking possession for a partial year once the TCAA has set the rates for the next fiscal year commencing on the next October 1st.

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TCAA Hangar Rents

Current Rents	New Rents	New Annualized
\$ 1,236.00	\$ 1,240.00	\$ 15,847.20
\$ 412.00	\$ 415.00	\$ 5,303.70
\$ 824.00	\$ 825.00	\$ 10,543.50
\$ 257.50	\$ 270.00	\$ 10,351.80
\$ 257.50	\$ 260.00	\$ 49,842.00
\$ 309.00	\$ 310.00	\$ 15,847.20
\$ 283.25	\$ 285.00	\$ 14,569.20
\$ 206.00	\$ 210.00	\$ 18,786.60
\$ 105.00	\$ 105.00	\$ 10,735.20
\$ 51.50	\$ 55.00	\$ 151,826.40
		Gross
		\$ 141,957.68
		Less Tax
		\$ 134,859.80
	Budget	@95%